



WAREHOUSE FOR LEASE

| 44964 UNDERWOOD LANE



| 45000 UNDERWOOD LANE



| 45064 UNDERWOOD LANE



AVAILABLE

44964 Underwood Lane

- Unit D - 3,000 SF - \$16.00/SF NNN
 - Available 8/1/24
 - Dock Loading

45000 Underwood Lane

- Unit L - 5,000 SF - \$16.00/SF NNN
 - Available
 - Dock Loading

45064 Underwood Lane - Available 7/31/2025

- Suite 250 - 2,390 SF - \$10.00/SF NNN
- Suite 250 - 2,390 SF - \$10.00/SF NNN
-
- = 5,000 SF Contiguous
- Suite 506 D - 6,288 SF - \$10.00/SF NNN

HIGHLIGHTS

- PD-GI zoning
- Small industrial bays with drive-in & dock loading
(*not suitable for 53' trailers*)
- 24' ft clear height
- Great visibility on Route 606

PROPERTY HIGHLIGHTS

INDIAN CREEK CENTER

RYAN GOELLER
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703-268-2731

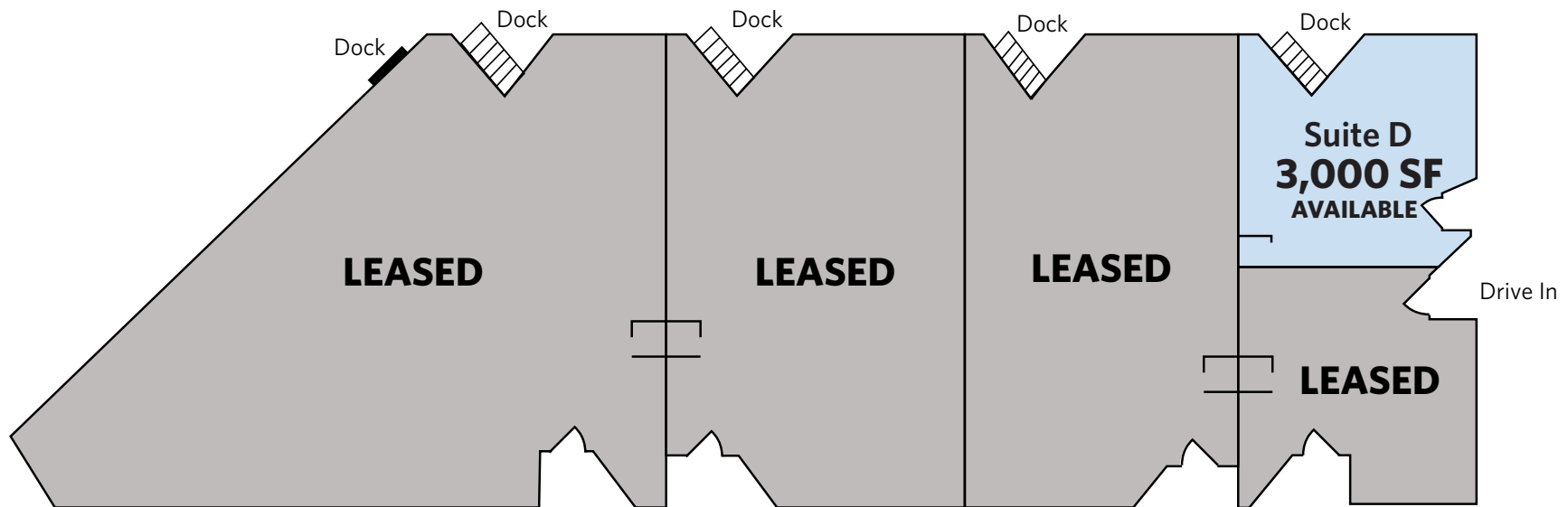
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703-268-2732

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703-268-2741



44964 UNDERWOOD LANE

Office & Warehouse Complex



LEASE PLAN

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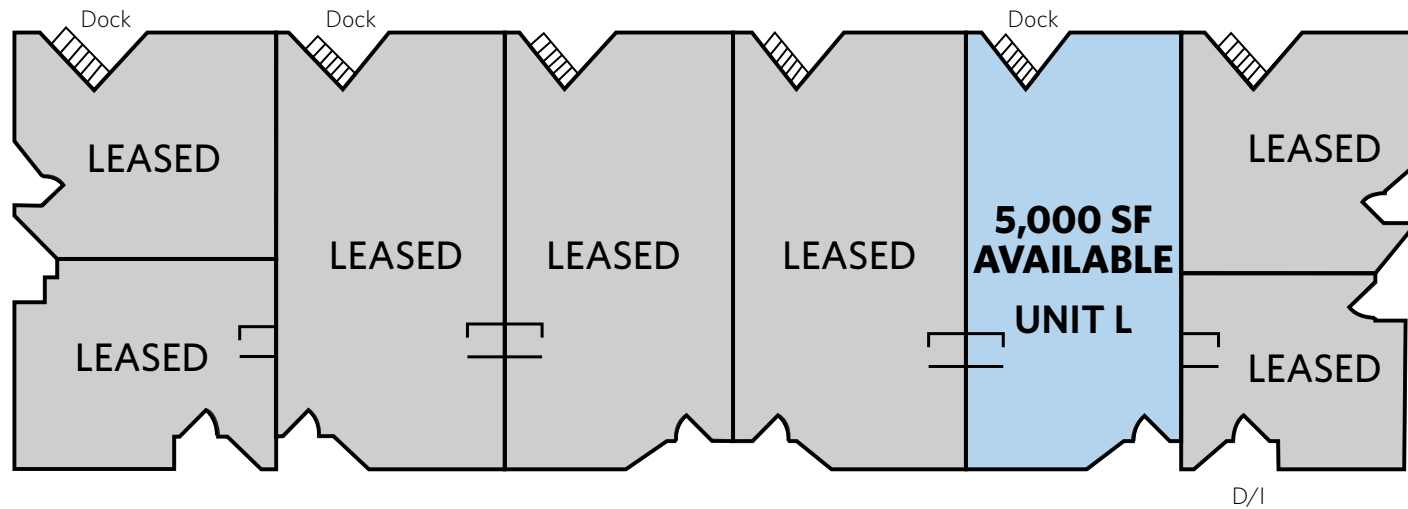


INDIAN CREEK CENTER

45000-45064 Underwood Ln, Sterling, VA 20166

45000 UNDERWOOD LANE

Warehouse Complex



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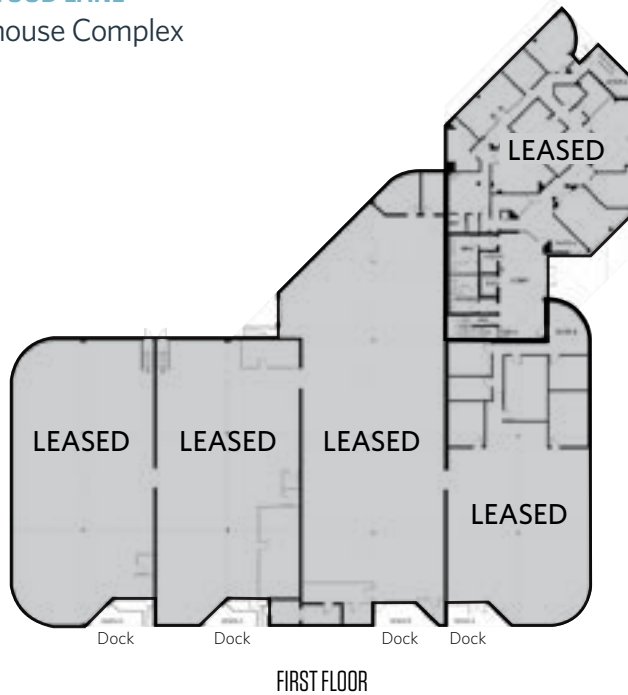
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45064 UNDERWOOD LANE

Office & Warehouse Complex



**2,610 SF
AVAILABLE**
7/1/2025



SECOND FLOOR

**2,390 SF
AVAILABLE**
7/1/2025



THIRD FLOOR

**6,288 SF
AVAILABLE**
7/1/2025

LEASE PLAN

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VISIT PROPERTY WEBSITE



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